

TENTATIVE PARCEL MAP
COUNTY OF SAN DIEGO LAND DIVISION STATEMENT

OWNER'S CERTIFICATE: I HEREBY CERTIFY THAT I AM THE RECORD OWNER, AS SHOWN ON THE LATEST EQUALIZED COUNTY ASSESSMENT, OF THE PROPERTY SHOWN ON THE TENTATIVE PARCEL MAP. ALL OF MY CONTIGUOUS OWNERSHIP WITHIN AND BEYOND THE BOUNDARIES OF THE TENTATIVE PARCEL MAP ARE SHOWN. THE BASIS OF CREATION OF THE LOTS IN OUR OWNERSHIP (E.G. PARCEL MAP, FINAL MAP, CERTIFICATE OF COMPLIANCE, RECORDED DEED BEFORE 2/1/72) IS INDICATED ON THE TENTATIVE PARCEL MAP. I UNDERSTAND THAT PROPERTY IS CONSIDERED AS CONTIGUOUS EVEN IF IT IS SEPARATED BY ROADS, STREETS, UTILITY EASEMENTS OR RAILROAD RIGHTS-OF-WAY. "FREEWAY" AS DEFINED IN SECTION 23.5 OF THE STREETS AND HIGHWAYS CODE, SHALL NOT BE CONSIDERED AS ROADS OR STREETS.

I FURTHER CERTIFY THAT I WILL NOT, BY THIS APPLICATION, CREATE OR CAUSE TO BE CREATED, OR WILL NOT HAVE PARTICIPATED IN THE CREATION OF MORE THAN FOUR PARCELS ON CONTIGUOUS PROPERTY UNLESS SUCH CONTIGUOUS PARCELS WERE CREATED BY MAJOR SUBDIVISION. FOR PURPOSES OF THIS CERTIFICATION, THE TERM "PARTICIPATED" MEANS HAVING COOPERATED WITH OR ACTED IN A PLANNING, COORDINATING OR DISCUSSION-MAKING CAPACITY IN ANY FORMAL OR INFORMAL ASSOCIATION OR PARTNERSHIP FOR THE PURPOSE OF DIVIDING REAL PROPERTY.

I CERTIFY UNDER PENALTY OF PERJURY THAT THE FOREGOING IS TRUE AND CORRECT.
EXECUTED THIS 14 DAY OF DECEMBER, 2005, AT EL CAJON, CALIFORNIA.

JOSEPH J. LAW TRUST DATED OCTOBER 5, 1989
1405 MONUMENT HILL ROAD
EL CAJON, CA 92020

JOSEPH J. LAW, TRUSTEE

ASSESSOR'S PARCEL NUMBER: 498-320-19

TAX RATE AREA: 59096

LEGAL DESCRIPTION:

A PORTION OF THE NORTHEAST QUARTER OF SECTION 24, TOWNSHIP 16 SOUTH, RANGE 1 WEST, SAN BERNARDINO MERIDIAN, IN THE COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO OFFICIAL PLAT THEREOF.

REGIONAL PLAN DESIGNATION: CUD

COMMUNITY PLAN AREA: VALLE DE ORO

GENERAL PLAN DESIGNATION: NO. 3 - RESIDENTIAL

EXISTING ZONING: (SEE BOX)

PROPOSED ZONING: NO CHANGE

WATER: OTAY WATER DISTRICT

SEWER: OTAY WATER DISTRICT

FIRE DISTRICT: SAN MIGUEL CONSOLIDATION
FIRE PROTECTION DISTRICT

SCHOOL DISTRICT: CAJON VALLEY UNION ELEMENTARY
SCHOOL DISTRICT, GROSSMONT
UNION HIGH SCHOOL DISTRICT

EXISTING AND PROPOSED ZONING

DEVELOPMENT REGULATIONS	USE REGULATIONS	RR2
	NEIGHBORHOOD REGS.	J
DENSITY		2
LOT SIZE		0.5 AC
BUILDING TYPE		C
MAX. FLOOR AREA		---
FLOOR AREA RATIO		---
HEIGHT		G
LOT COVERAGE		---
SET BACK		G
OPEN SPACE		---
SPECIAL AREA REGS.		---

ACCESS: PARCEL 1 - WILL TAKE ACCESS FROM CHASE AVE. THROUGH BRAYTON WAY.

PARCEL 2, 3, 4 & REMAINDER - WILL TAKE ACCESS FROM CHASE AVE. THROUGH BRAYTON WAY THEN TO THE PROPOSED PRIVATE ROAD.

SITE ADDRESS: 1471 BRAYTON WAY
EL CAJON, CA 92020

ASSOCIATED PERMITS: NONE

TOPOGRAPHY: SAN-LO AERIAL SURVEYS, JOB NO. 12281
DATED 07/30/2004

SOLAR STATEMENT: ALL LOTS WITHIN THIS SUBDIVISION HAVE A MINIMUM OF 100 SQUARE FEET OF SOLAR ACCESS FOR EACH FUTURE DWELLING/COMMERCIAL/INDUSTRIAL/UNIT ALLOWED BY THIS SUBDIVISION.

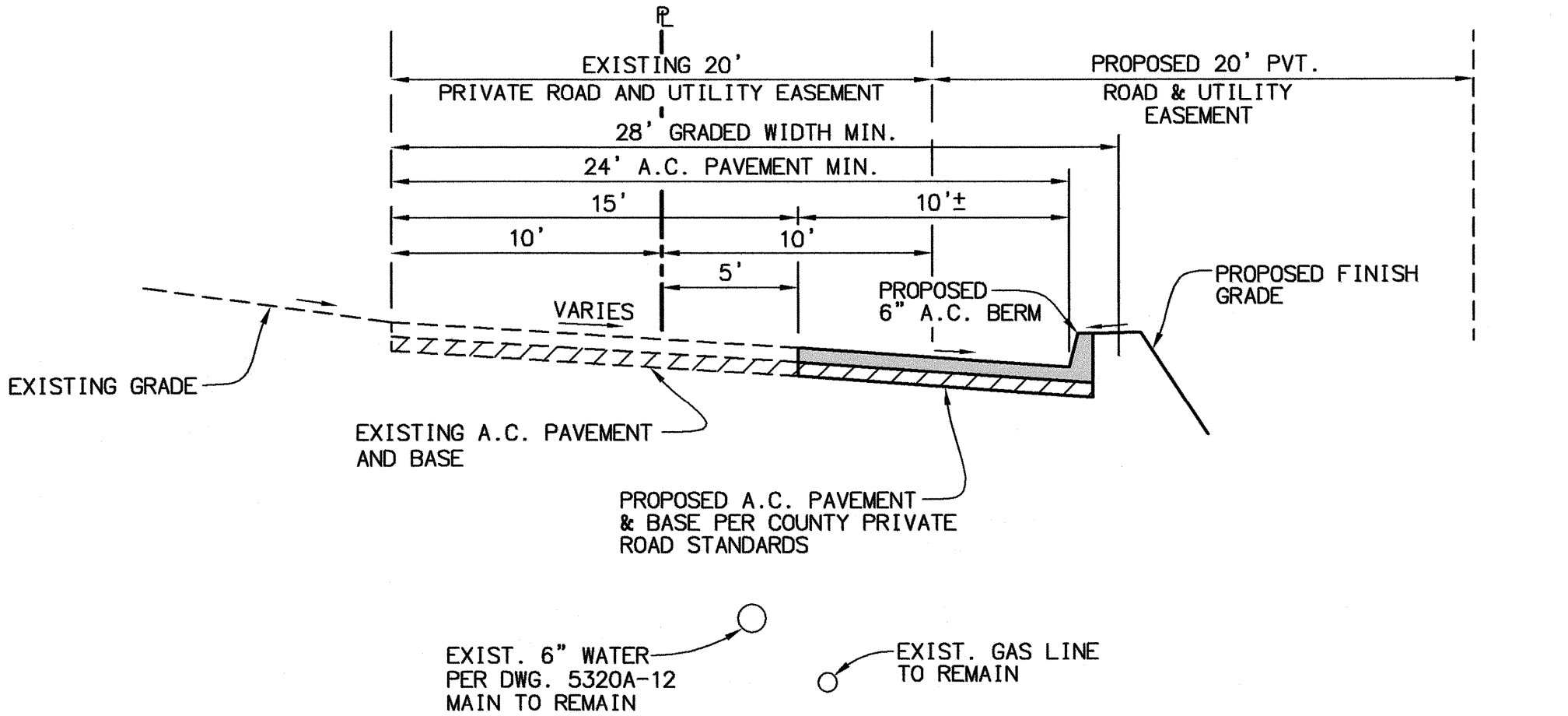
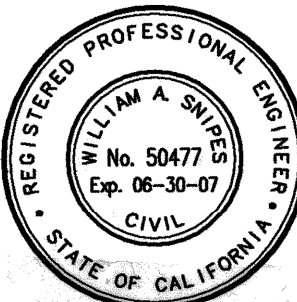
APPLICANT: SAME AS OWNER
JOSEPH J. LAW
1405 MONUMENT HILL ROAD
EL CAJON, CA 92020
(619) 447-5944

ENGINEER OF WORK

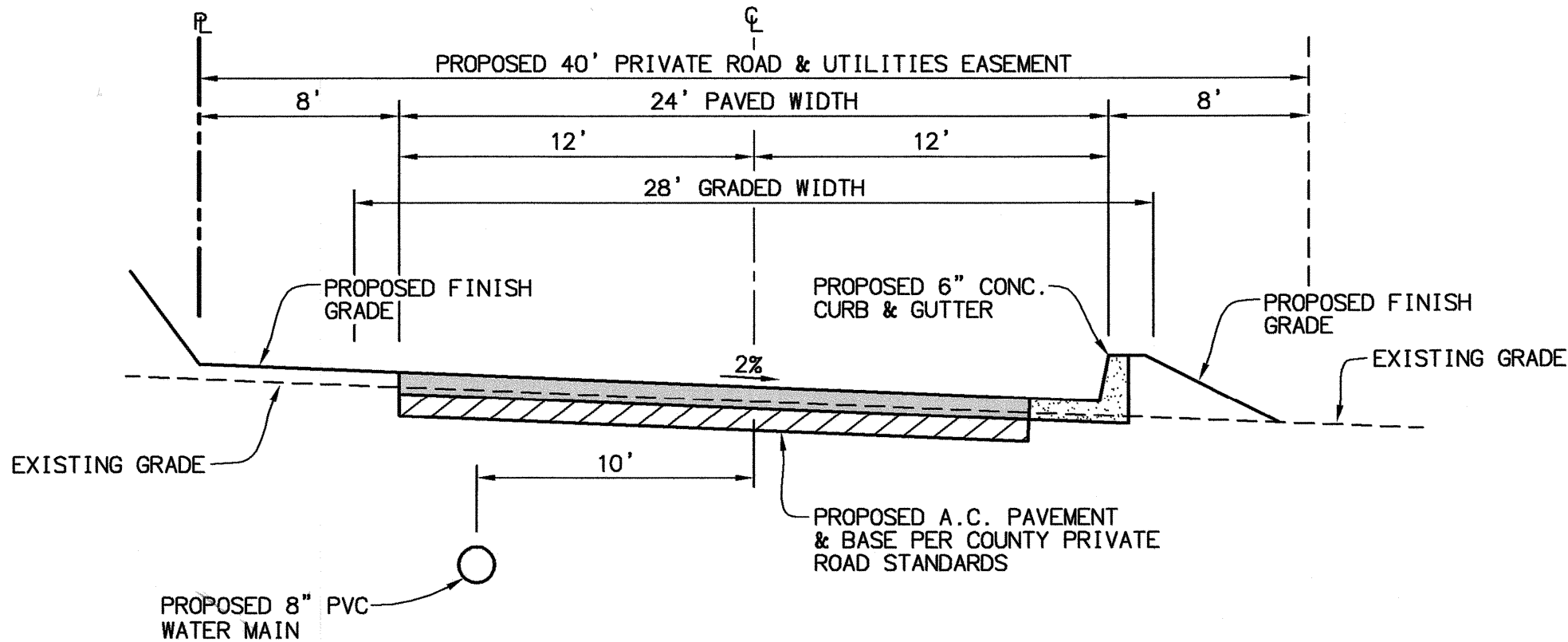
SNIPES-DYE ASSOCIATES

CIVIL ENGINEERS AND LAND SURVEYORS
8348 CENTER DRIVE, STE. G, LA MESA, CA 91942
TELEPHONE (619) 697-9234 FAX (619) 460-2033

WILLIAM A. SNIPES R.C.E. 50477
EXPIRES 06-30-07



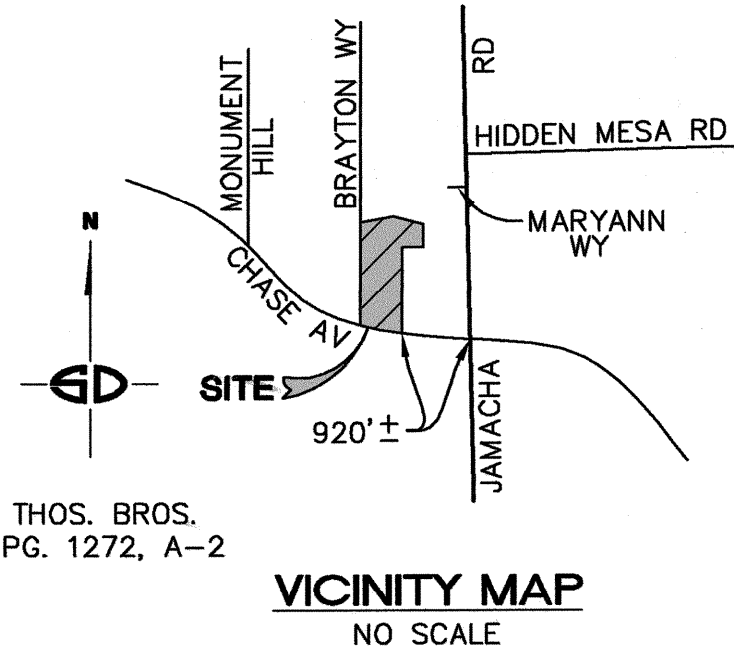
TYPICAL SECTION - BRAYTON WAY (PRIVATE ROAD)
NO SCALE



TYPICAL SECTION: PRIVATE ROAD
NO SCALE

SLOPE ANALYSIS

GRADE	%	AREA (ACRES)	DENSITY FORMULA
0% - 15%	96.0%	3.340	3.340/0.5 = 6.680
15% - 25%	2.8%	0.098	0.098/0.5 = 0.196
25% - 50%	0.8%	0.028	0.028/0.5 = 0.056
50% - >	0.4%	0.014	0.014/0.5 = 0.028
TOTAL = 3.48 ACRES		TOTAL LOTS = 6.96	



EASEMENTS:

- SDG&E INGRESS AND EGRESS EASEMENT PER DOC. RECORDED MARCH 3, 1924 IN BOOK 991 PAGE 287, OF DEEDS
(THE EXACT LOCATION AND EXTENTION OF SAID EASEMENT IS NOT DISCLOSED OF RECORD)
- SDG&E INGRESS AND EGRESS EASEMENT PER DOC. RECORDED NOVEMBER 1, 1949 IN BOOK 3371 PAGE 91, O.R.
- IREY, ET AL-ROAD EASEMENT PER DOC. RECORDED NOVEMBER 26, 1954, IN BOOK 5441 PAGE 541, O.R.
- SDG&E - IGRESS AND EGRESS EASEMENT PER DOC. RECORDED JANUARY 23, 1957 IN BOOK 6429 PAGE 395, O.R.
- OTAY WATER DISTRICT EASEMENT PER DOC. RECORDED APRIL 13, 1961, AS INSTRUMENT NO. 64137, O.R.
- PACIFIC TELEPHONE AND TELEGRAPH COMPANY EASEMENT PER DOC. RECORDED OCTOBER 13, 1970 AS INSTRUMENT NO. 186832, O.R.
- SDG&E - PUBLIC UTILITIES EASEMENT PER DOC. RECORDED MAY 16, 1972 AS INSTRUMENT NO. 1972-123201, O.R.
- NELSON, ET AL-ROAD AND UTILITIES EASEMENT PER DOC. RECORDED MAY 14, 1982, AS INSTRUMENT NO. 82-145640, O.R.
- COX CABLE- CABLE TV UTILITIES EASEMENT PER DOC. RECORDED JANUARY 18, 1984, AS INSTRUMENT NO. 1984-021066, O.R.
- OTAY WATER DISTRICT EASEMENT PER DOC. RECORDED APRIL 11, 1984, AS INSTRUMENT NO. 1984-132098, O.R.
- PROPOSED STREET DEDICATION TO COUNTY OF SAN DIEGO
- PROPOSED 20' PRIVATE ROAD AND UTILITY EASEMENT.
- PROPOSED PRIVATE SEWER EASEMENT FOR THE BENIFIT OF PARCEL 1.
- PROPOSED PRIVATE ROAD AND UTILITY EASEMENT.
- PROPOSED PUBLIC UTILITY EASEMENT TO OTAY WATER DISTRICT.
- OTAY WATER DISTRICT EASEMENT PER DOC. RECORDED APRIL 11, 1984, AS INSTRUMENT NO. 1984-132093, O.R.